

2011 H.U.D. Income Levels by Household Size

Percent of Median Income	One Person Household	Two Person Household	Average Household (2.4 Persons)*	Three Person Household	Four Person Household	Five Person Household	Six Person Household
30%	\$ 18,250	\$ 20,850	\$ 21,890	\$ 23,450	\$ 26,050	\$ 28,150	\$ 30,250
Affordable Hsg Payment***	\$ 380	\$ 434	\$ 456	\$ 489	\$ 543	\$ 586	\$ 630
Affordable Rent	\$ 456	\$ 521	\$ 547	\$ 586	\$ 651	\$ 704	\$ 756
Affordable House Price***	\$78,700	\$89,900	\$94,400	\$101,100	\$112,300	\$121,400	\$130,400
40%	\$ 24,320	\$ 27,800	\$ 29,192	\$ 31,280	\$ 34,720	\$ 37,520	\$ 40,280
Affordable Hsg Payment	\$ 507	\$ 579	\$ 608	\$ 652	\$ 723	\$ 782	\$ 839
Affordable Rent	\$ 608	\$ 695	\$ 730	\$ 782	\$ 868	\$ 938	\$ 1,007
Affordable House Price	\$104,900	\$119,900	\$125,900	\$134,900	\$149,700	\$161,800	\$173,700
50%	\$ 30,400	\$ 34,750	\$ 36,490	\$ 39,100	\$ 43,400	\$ 46,900	\$ 50,350
Affordable Hsg Payment	\$ 633	\$ 724	\$ 760	\$ 815	\$ 904	\$ 977	\$ 1,049
Affordable Rent	\$ 760	\$ 869	\$ 912	\$ 978	\$ 1,085	\$ 1,173	\$ 1,259
Affordable House Price	\$131,100	\$149,800	\$157,300	\$168,600	\$187,100	\$202,200	\$217,100
60%	\$ 36,480	\$ 41,700	\$ 43,788	\$ 46,920	\$ 52,080	\$ 56,280	\$ 60,420
Affordable Hsg Payment	\$ 760	\$ 869	\$ 912	\$ 978	\$ 1,085	\$ 1,173	\$ 1,259
Affordable Rent	\$ 912	\$ 1,043	\$ 1,095	\$ 1,173	\$ 1,302	\$ 1,407	\$ 1,511
Affordable House Price	\$157,300	\$179,800	\$188,800	\$202,300	\$224,600	\$242,700	\$260,500
70%	\$ 42,560	\$ 48,650	\$ 51,086	\$ 54,740	\$ 60,760	\$ 65,660	\$ 70,490
Affordable Hsg Payment	\$ 887	\$ 1,014	\$ 1,064	\$ 1,140	\$ 1,266	\$ 1,368	\$ 1,469
Affordable Rent	\$ 1,064	\$ 1,216	\$ 1,277	\$ 1,369	\$ 1,519	\$ 1,642	\$ 1,762
Affordable House Price	\$183,500	\$209,800	\$220,300	\$236,000	\$262,000	\$283,100	\$304,000
80% (capped)**	\$ 44,950	\$ 51,400	\$ 53,960	\$ 57,800	\$ 64,200	\$ 69,350	\$ 74,500
Affordable Hsg Payment	\$ 936	\$ 1,071	\$ 1,124	\$ 1,204	\$ 1,338	\$ 1,445	\$ 1,552
Affordable Rent	\$ 1,124	\$ 1,285	\$ 1,349	\$ 1,445	\$ 1,605	\$ 1,734	\$ 1,863
Affordable House Price	\$193,800	\$221,600	\$232,700	\$249,200	\$276,800	\$299,000	\$321,200
80% (not capped)	\$ 48,640	\$ 55,600	\$ 58,384	\$ 62,560	\$ 69,440	\$ 75,040	\$ 80,560
Affordable Hsg Payment	\$ 1,013	\$ 1,158	\$ 1,216	\$ 1,303	\$ 1,447	\$ 1,563	\$ 1,678
Affordable Rent	\$ 1,216	\$ 1,390	\$ 1,460	\$ 1,564	\$ 1,736	\$ 1,876	\$ 2,014
Affordable House Price	\$209,700	\$239,800	\$251,800	\$269,800	\$299,400	\$323,600	\$347,400
100%	\$ 60,800	\$ 69,500	\$ 72,980	\$ 78,200	\$ 86,800	\$ 93,800	\$ 100,700
Affordable Hsg Payment	\$ 1,267	\$ 1,448	\$ 1,520	\$ 1,629	\$ 1,808	\$ 1,954	\$ 2,098
Affordable Rent	\$ 1,520	\$ 1,738	\$ 1,825	\$ 1,955	\$ 2,170	\$ 2,345	\$ 2,518
Affordable House Price	\$262,200	\$299,700	\$314,700	\$337,200	\$421,100	\$404,500	\$434,200
115%	\$ 69,920	\$ 79,925	\$ 83,927	\$ 89,930	\$ 99,820	\$ 107,870	\$ 115,805
Affordable Hsg Payment	\$ 1,457	\$ 1,665	\$ 1,748	\$ 1,874	\$ 2,080	\$ 2,247	\$ 2,413
Affordable Rent	\$ 1,748	\$ 1,998	\$ 2,098	\$ 2,248	\$ 2,496	\$ 2,697	\$ 2,895
Affordable House Price	\$301,500	\$344,600	\$361,900	\$387,800	\$430,400	\$465,100	\$499,400
120%	\$ 72,960	\$ 83,400	\$ 87,576	\$ 93,840	\$ 104,160	\$ 112,560	\$ 120,840
Affordable Hsg Payment	\$ 1,520	\$ 1,738	\$ 1,825	\$ 1,955	\$ 2,170	\$ 2,345	\$ 2,518
Affordable Rent	\$ 1,824	\$ 2,085	\$ 2,189	\$ 2,346	\$ 2,604	\$ 2,814	\$ 3,021
Affordable House Price	\$314,600	\$359,600	\$377,600	\$404,600	\$449,100	\$485,400	\$521,100

*Since the average KC household is about 2.4 persons, this column approximates the median for all households in the County.

**HUD caps the 80% category at the national level, so it represents less than 80% of median income in the King County area. Many federal programs use this capped 80% level.

***Affordable housing costs are based on 30% of monthly income. An affordable housing payment (principle and interest only) is calculated at 25% of monthly income. Taxes, utilities and/or condo fees are estimated to account for an additional 5%. Affordable rent is calculated at 30% of monthly income assuming the inclusion of utilities in this amount.

This chart currently calculates the affordable mortgage payment based on 10% down payment and fixed interest of 5%. These may change with market conditions. Many conventional mortgages now require a 20% down payment.